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# Competition for Land Use: Projections, Monitoring, Measuring

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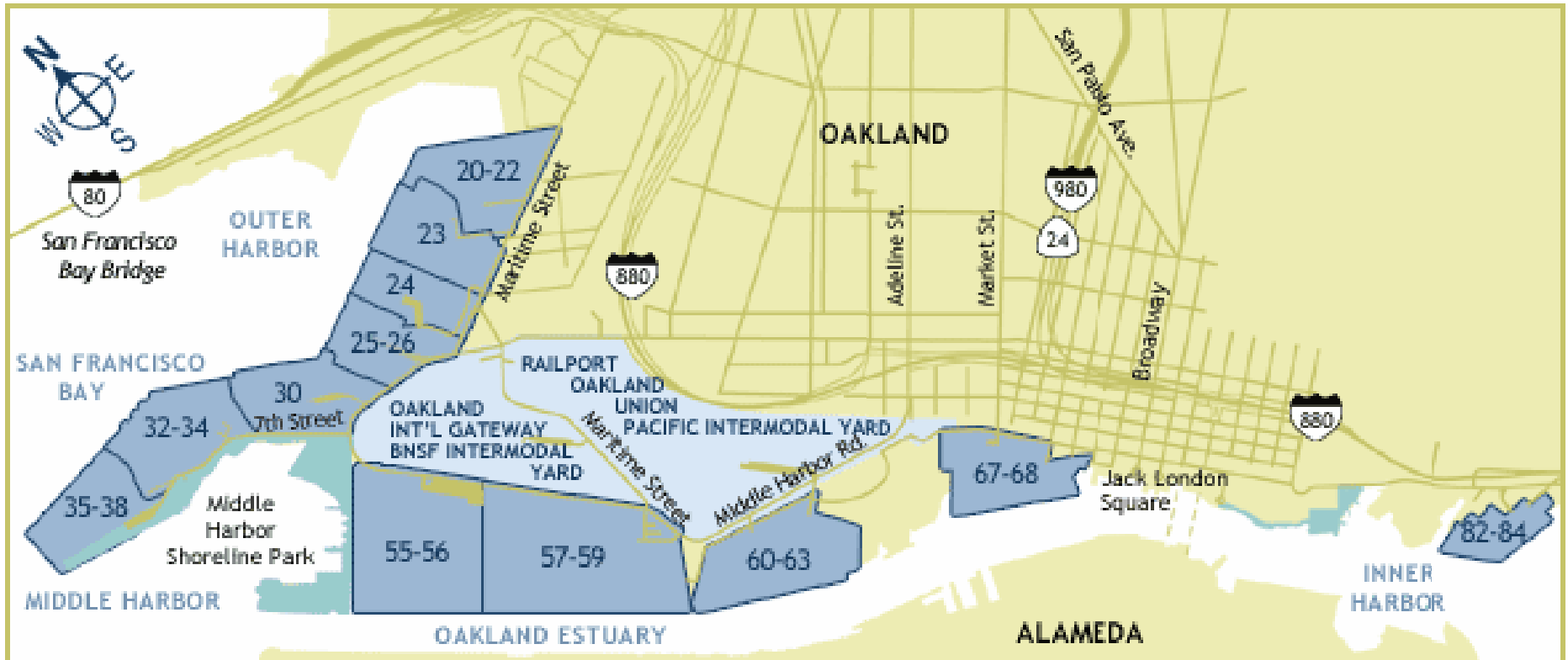
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# Land Use Issues at JPC

- **Goods Movement** and whether housing is encroaching on space needed for this function.
  - **Transit Oriented Development/ Infill** and, how to encourage TOD and be successful at infill development.
  - **Air Quality**, some activities should be physically separated from sensitive receptors.
  - All These Issues Address Growth in Localized Areas and Competing Uses for That Land.
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# Goods Movement Areas

(Map of One Area)



[www.portofoakland.com/maritime/terminal.asp](http://www.portofoakland.com/maritime/terminal.asp)

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# Housing In Goods Movement Areas

*Census and  
P2003*

	<i>2000 Housing</i>	<i>2030 Housing</i>	<i>Change</i>
Oakland Maritime	4,759	10,536	5,777
Oakland Airport	3,465	6,410	2,945
San Jose Airport	5,456	16,717	11,261
San Francisco Airport	3,780	4,948	1,168
San Francisco Maritime	1,452	4,376	2,924
Gateway Total	18,912	42,987	24,075
Region	2,466,020	3,182,220	716,200

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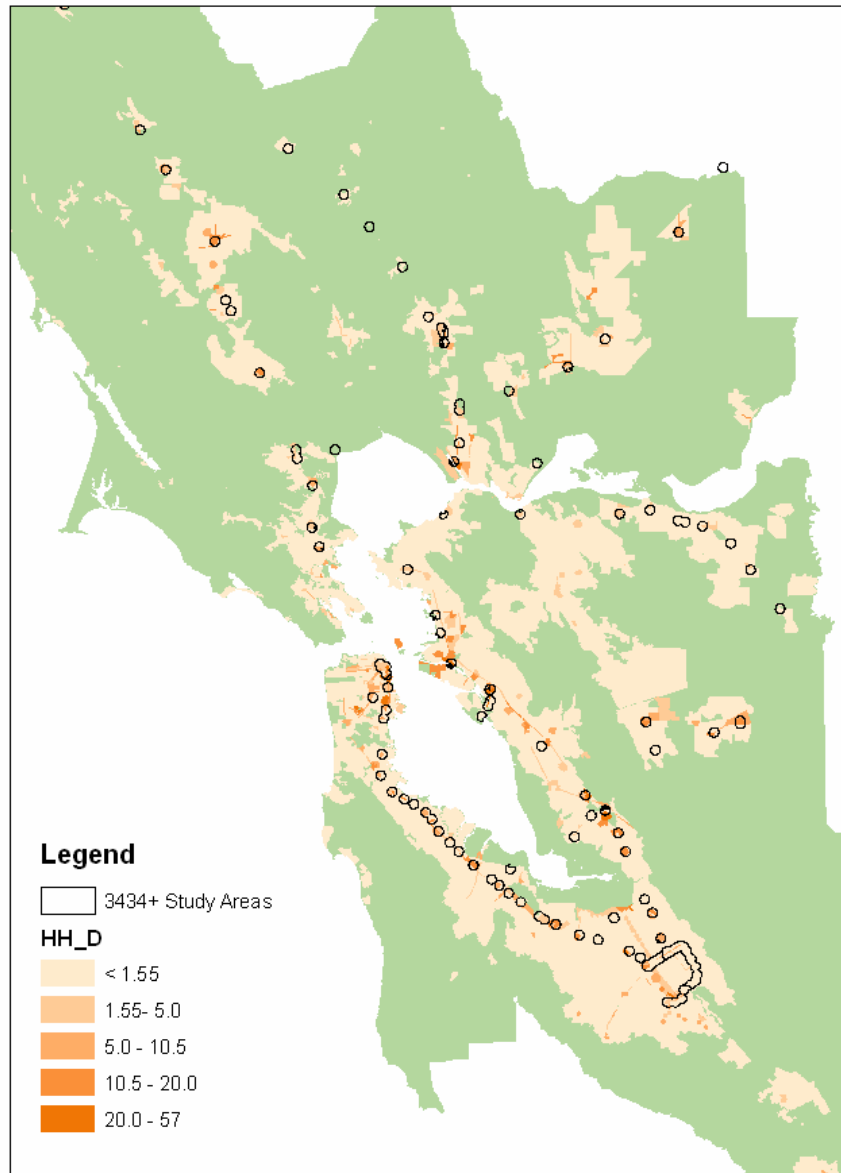
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# Gateway Area Detail

Census and P2003	2000 Housing	2030 Housing	2000 <i>Housing Acres</i>	2030 <i>Housing Acres</i>	<i>Total Acres</i>
Tracts w/Facilities	6,283	15,899	525	734	14,296
Tracts Adjoining	12,629	27,088	1,362	1,645	10,759
Gateway Total	18,912	42,987	1,887	2,379	25,055

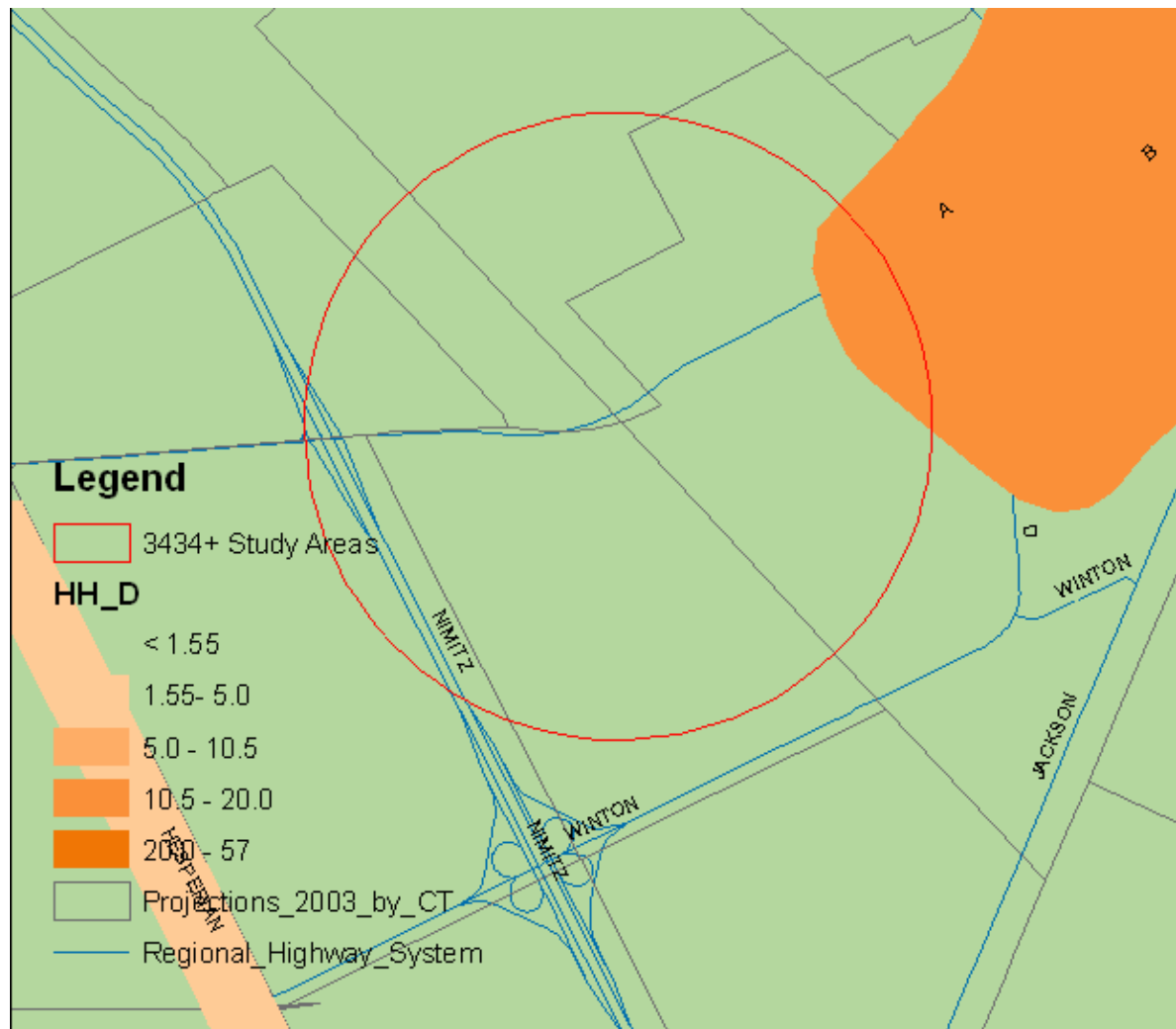
- Some Reason to be Concerned,
  - Additional Analysis Appears to Be Needed.
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# TOD Study Areas/Infill

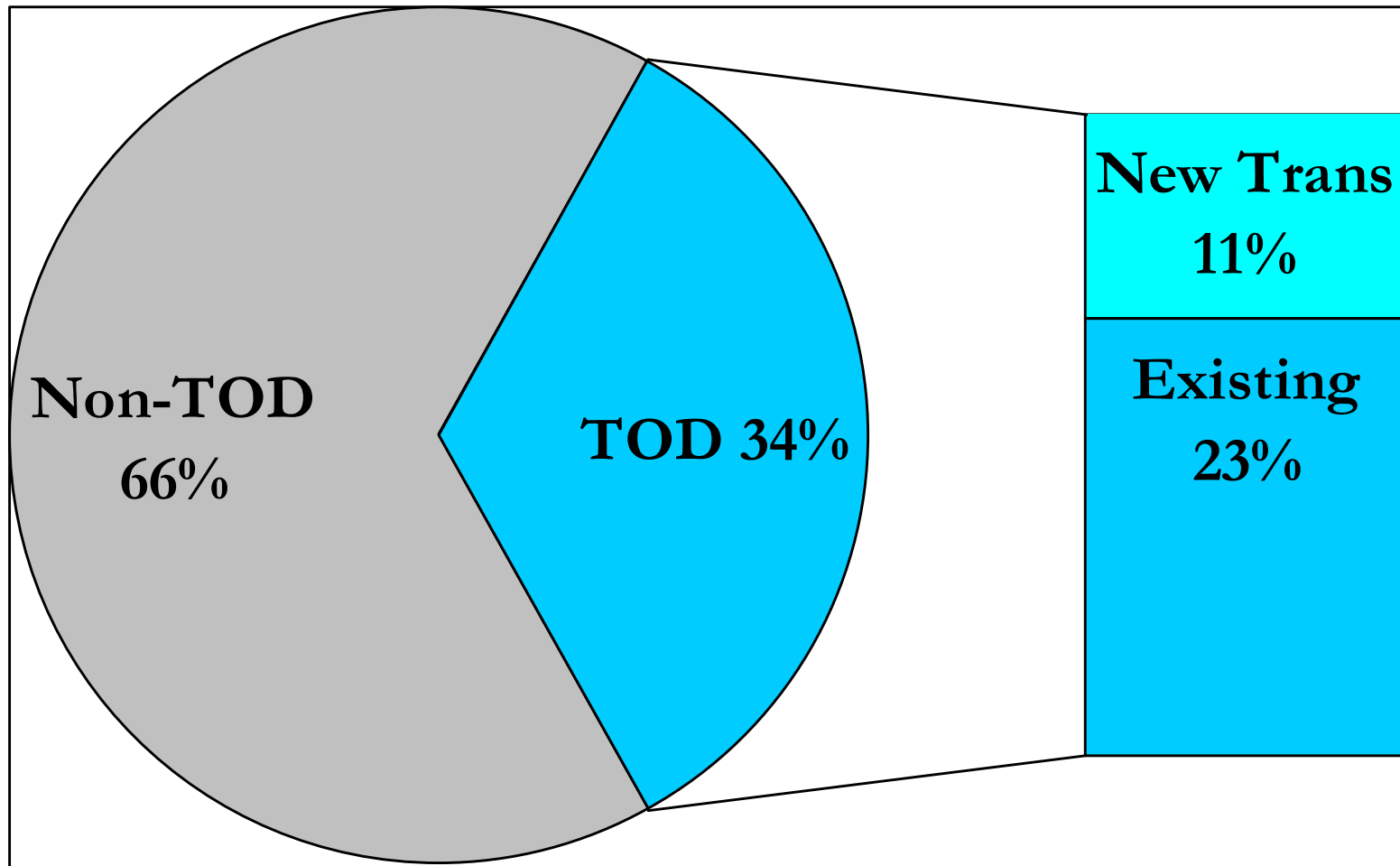


- Map Looks at Expected Household Growth and TOD Areas
- Shows Extensive Growth Beyond New TOD Areas
- Shows Some Mismatch between TOD Areas and High Housing Growth Areas

# Mismatch TOD/ Expected Growth?



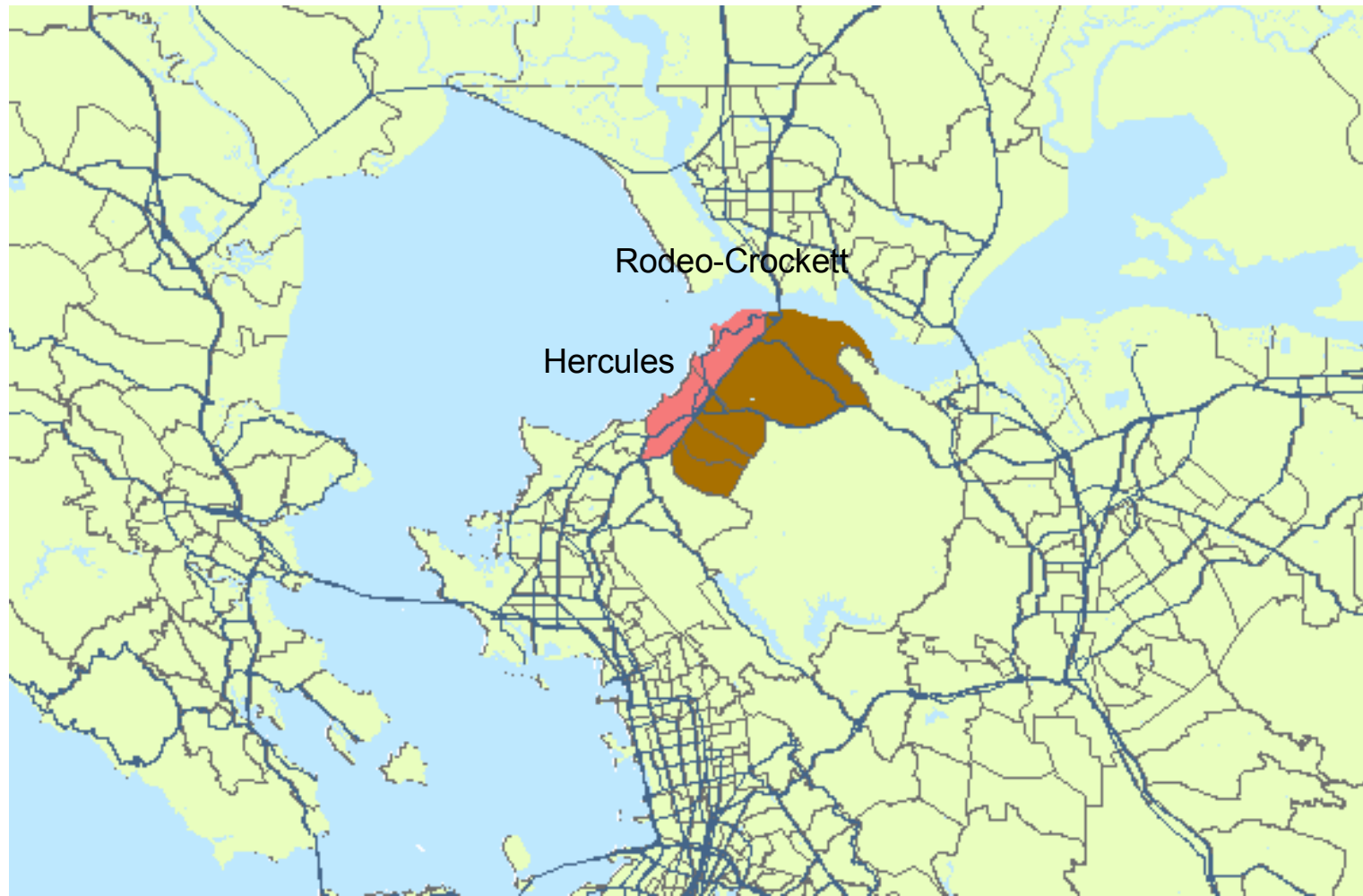
# Forecasted Household Growth



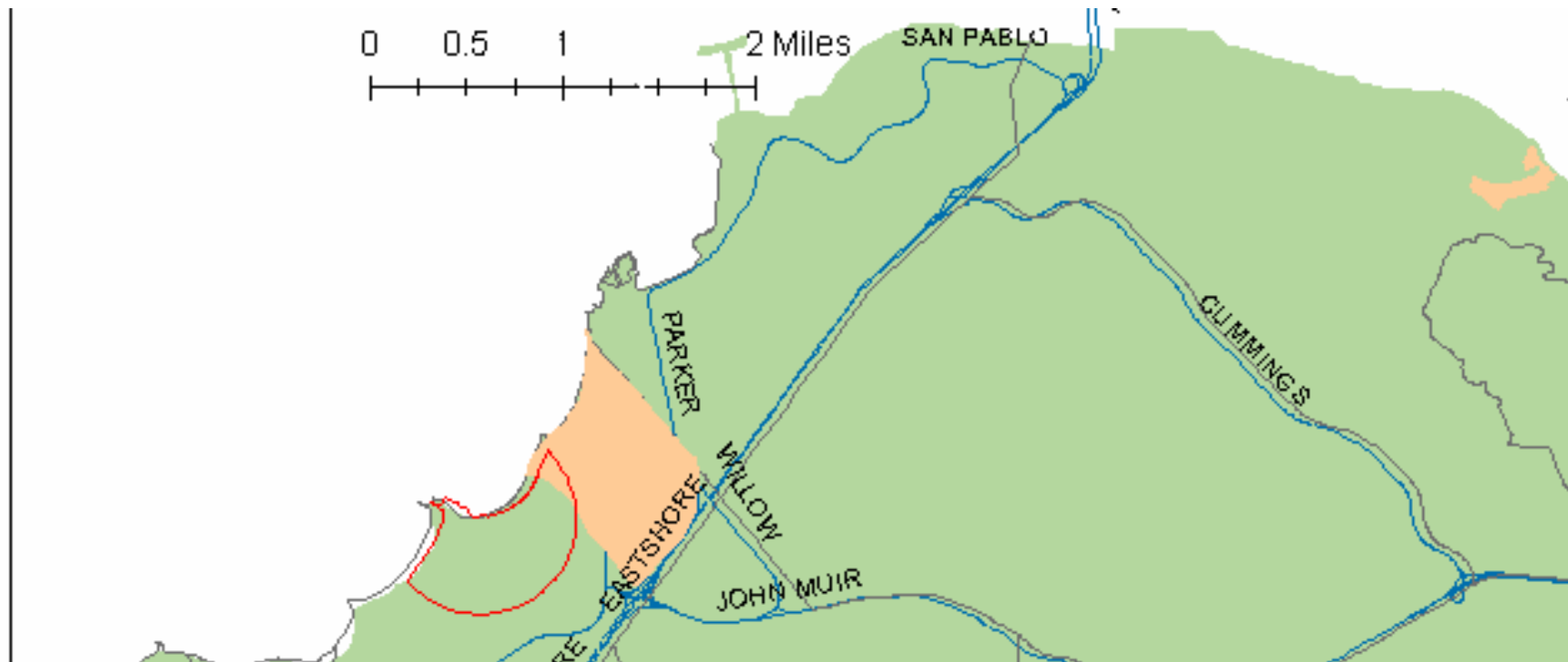
Analysis of MTC TOD Study Data, Projections 2003



# Possible Air Quality Concern?



# Air Quality Concern: Close-up



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# Example Air Quality Area

## West Contra Costa

	2000 Households	2030 Households	2000 Housing Acres	2030 Housing Acres	Total Acres
Tracts w/Facilities	5,553	7,706	706	930	15,229
Surrounding Tracts	11,887	16,189	2,485	3,018	24,832
Total Area	17,440	23,895	3,191	3,948	40,061

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# Existing Land Use Monitoring Process

- Internal Check on Policy Based Forecasts, and has Become Part of Regional Air Quality Conformity.
  - First Report November 2004 in the Projections 2005 Cycle.
  - Feedback from Federal Agencies (FTA, FHWA, EPA) Calls for Much More Specificity in Future Monitoring.
  - Next Draft Monitoring Report Is Expected in Summer 2006 in the Projections 2007 Cycle.
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# Monitoring Requirements for Conformity

1. Regional Smart Growth Incentives
  2. General Plan Updates that Incorporate Smart Growth Policies. Linking to Smart Growth Forecasts if Possible
  3. Track Changes to TOD in Key Areas
  4. Determine the Extent to Which Regional Housing Allocations are Being Met.
  5. Projects in TIP and RTP That Implement Smart Growth
  6. MTC will Track Legislation.
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# Changes to/Additional Monitoring

1. Goods Movement and Housing Growth at Regional Gateways
  2. Conversion of Industrial to Residential Land
  3. Work with BAAQMD to Identify and Monitor Key Sites Where Sensitive Receptors Would be Impacted
  4. More Detail on TOD and Infill Development
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## Recommend:

- Inclusion of Measurements for Goods Movement, Changes in Industrial Land, Sensitive Receptor Areas
  - When Adopting the Policy Assumptions for Projections Forecasts ABAG Should Make a Finding that the Assumptions are Consistent with the Information Provided by These Measures.
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